



RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

RCI PROGRAM UPDATE

RCI Program Office
Office of the Assistant Secretary of the Army for
Installations & Environment
Headquarters, Department of the Army



RESIDENTIAL COMMUNITIES INITIATIVE

Assistant Secretary of the Army (Installations and Environment)



RCI PROGRAM FOCUS

VISION

- Quality Residential Communities

GOALS

- Eliminate inadequate Army Family Housing in the deficit
- Eliminate the deficit

OBJECTIVES

- Sustain adequate housing
- Leverage assets / funds
- Attract quality partners
- Obtain partner expertise / innovation / capital
- Ensure reasonable profits / incentive based fees
- Maximize use of local (large / small) businesses
- Protect interests with Portfolio / Asset Management Program





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RCI PLAN -- 34 INSTALLATIONS (26

PROJECTS)

70,770 Existing Family Housing Units; 73,731 Units Projected at End State

~~> 80% of U.S. Owned Inventory~~

9 Projects Transferred (33,560 Houses)

- Fort Carson, CO - 1999
- Fort Hood, TX - 2001
- Fort Lewis, WA - 2002
- Fort Meade, MD - 2002
- Fort Bragg, NC - 2003
- Pres of Monterey-Naval PS, CA - Oct 2003
- Fort Stewart-Hunter AAF, GA - Nov 2003
- Fort Campbell, KY
- Fort Belvoir, VA -

2003 Solicitations (4,757 Houses)

- Fort Sam Houston, TX
- Fort Monmouth / Picatinny Arsenal, NJ-Carlisle Barracks, PA
- Fort Bliss, TX

8 Projects Awarded -- Transfer Date (20,547 Houses)

- Fort Irwin-Moffett Fed AF-Cp Parks, CA - Mar 2004
- Fort Hamilton, NY - May 2004
- Fort Polk, LA - Jul 2004
- Walter Reed AMC, DC / Fort Detrick, MD - Aug 2004
- Fort Shafter / Schofield Barracks, HI - Oct 2004
- Forts Eustis-Storv, VA - Nov 2004
- Fort Leonard
- Fort Drum,

2004 Solicitations (11,906 Houses)

- Fort Benning, GA
- Fort Knox, KY
- Fort Rucker, AL
- Fort Leavenworth, KS
- Fort Gordon, GA
- Redstone Arsenal, AL

1st 17 Projects: \$380M Govt Investment → \$7B in Private Initial Development



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RCI PROCESS

PROJECT CONCEPT TO

TRANSFER

Prepare / Issue / Award RFQ* Solicitation

- Develop concept
- Start NEPA / surveys
- Start assessments
- Conduct due diligence
- Prepare 2-step RFQ
- Notify Congress
- Issue solicitations
- Conduct training
- Conduct evaluations
- Award project

Develop CDMP** / Obtain Approvals

- Conduct training
- Develop / resolve issues
- Complete NEPA
- Complete assessments
- Complete surveys
- Submit CDMP to HQ Army
- Obtain Army approval
- Finalize scoring estimate
- Obtain OSD / OMB approvals

Notify Congress

- Notify Congress
- Project / CDMP
- 45 days
- Reprogramming
- OSD account
- 30 days

Transition to Partner Operations

- Issue Transition Notice
- Complete documents
- Close deal
- Start partner mobilization
- Start agreement oversight
- Start Portfolio / Asset Mgt
- Transfer Assets / Ops
- Execute CDMP
- Continue oversight
- Continue Port / Asset Mgt
- Collect BAH

Oversee CDMP Execution

* Request for Qualifications (RFQ)

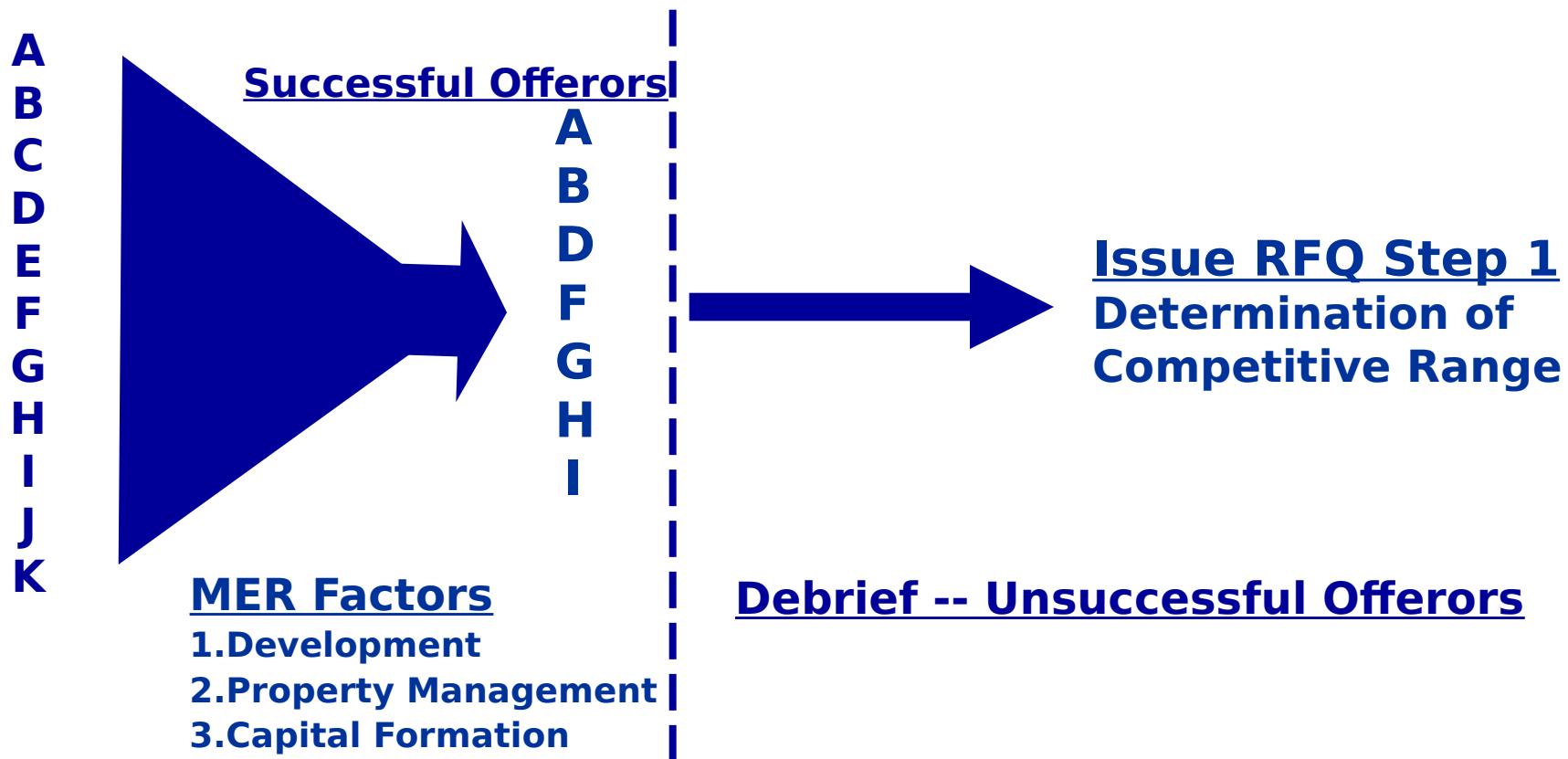
** Community Development and Management Plan (CDMP)



RCI PROCESS

STREAMLINED PROCUREMENT (INITIAL SCREEN)

Minimum Experience Requirements (MER) Evaluation



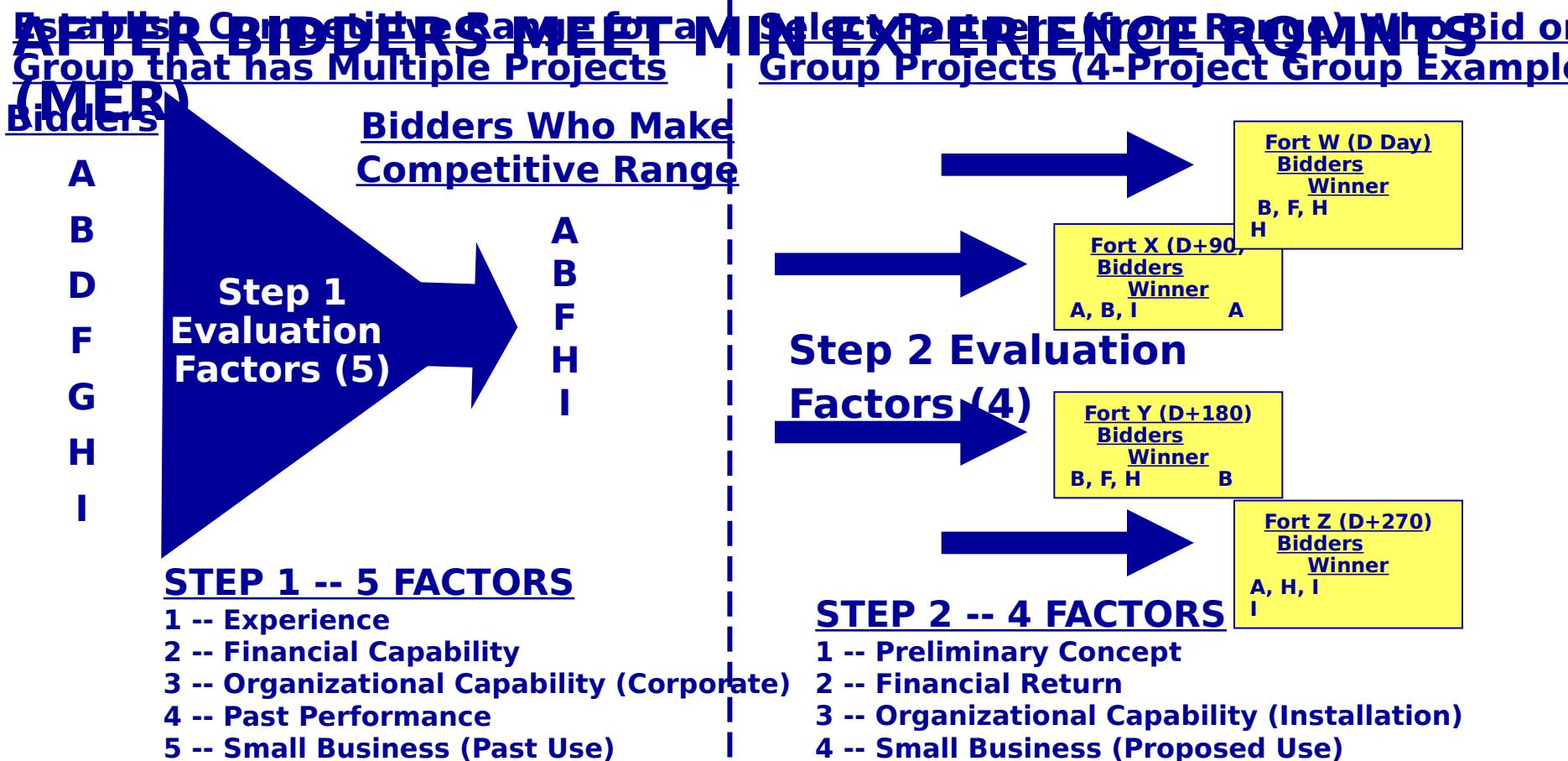


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RCI PROCESS -- STREAMLINED PROCUREMENT





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10 INSTALLATIONS (9 PROJECTS) TRANSFERRED

Project / Inventory

Govt Invest / Initial Scope / Period

			<u>Status</u>	
FT CARSON		/ 2,663	TRANSFERRED TO PARTNER	
NOV 1999				
\$10.1M	/ \$229M	/ 5 years	<ul style="list-style-type: none">- Out of 840 deficit, 840 built- >1,200 renovations completed	
FT HOOD		/ 5,912	TRANSFERRED TO PARTNER	OCT 2001
\$52.0M	/ \$266M	/ 5 Years	<ul style="list-style-type: none">- Out of 290 deficit, 192 built / 98 ongoing- 274 replacement ongoing / 224 renovations completed	
FT LEWIS		/ 4,001	TRANSFERRED TO PARTNER	APR 2002
\$0	/ \$321M	/ 10 years	<ul style="list-style-type: none">- Out of 345 deficit, >190 built- >260 redevelopments ongoing	
FT MEADE		/ 3,170	TRANSFERRED TO PARTNER	MAY 2002
\$0	/ \$460M	/ 10 years	<ul style="list-style-type: none">- Out of 308 deficit, 126 ongoing- 925 upgrades completed	
FT BRAGG		/ 5,578	TRANSFERRED TO PARTNER	AUG 2003
\$49.4M	/ \$447M	/ 10 years		
POM / NPS		/ 2,209	TRANSFERRED TO PARTNER	OCT 2003
\$0	/ \$588M	/ 8 years		
FT STEWART-HUNT		/ 3,702	TRANSFERRED TO PARTNER	NOV 2003
\$37.4M	/ \$357M	/ 8 years		
FT CAMPBELL		/ 4,255	TRANSFERRED TO PARTNER	DEC 2003
\$52.2M	/ \$243M	/ 9 years		
FT BELVOIR		/ 2,070	TRANSFERRED TO PARTNER	
DEC 2003				
\$0	/ \$688M	/ 8 years		



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13 MORE INSTALLATIONS (8 PROJS) AWARDED

Project / Inventory

Govt Invest / Initial Scope and Period

<u>Project / Inventory</u>	<u>Status</u>	
FT IRWIN-MOFFETT-PKS 2002 \$0 / \$489M / 10 years	PARTNER SELECTED	SEP
FT EUSTIS-STORY \$14.8M / \$132M / 5 years	Transfer assets / operations to partner	Mar 2004
FT HAMILTON \$2.2 / \$59M / 4 years	PARTNER SELECTED	JAN 2003
FT POLK \$64M / \$382M / 10 years	Transfer assets / operations to partner	Nov 2004
WALTER R. / DETRICK / 394 \$1.2M / \$71M / 3-5 years	PARTNER SELECTED	APR 2003
FT SHAFTER-SCHOFLD 2003 \$0 / \$1,700M / 10 years	Transfer assets / operations to partner	May 2004
FT LEONARD WOOD \$45M / \$259M / 6 years	PARTNER SELECTED	APR 2003
FT DRUM / 2.272	Transfer assets / operations to partner	Jul 2004
	PARTNER SELECTED	JUL 2003
	Transfer assets / operations to partner	Aug 2004
	PARTNER SELECTED	AUG
	Transfer assets / operations to partner	Oct 2004
	PARTNER SELECTED	NOV 2003
	Transfer assets / operations to partner	Dec 2004
	PARTNER SELECTED	DEC 2003

1st 17 Projects: \$380M Govt Investment Provides \$7B in Private Initial Development





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BUSINESS OPPORTUNITIES

DEVELOPER / LOCAL BUSINESS PARTICIPATION

- **Predictable revenue stream from Basic Allowance for Housing**
- **High demand for on-post housing; low-cost land / infrastructure**
- **Alignment of the developer's and Government's goals**
- **Availability of financial / other privatization authorities**
- **Flexible project that holds assurances for developer / Government**
- **Big increase in work, supplies and materials for local businesses; RCI Partners are:**
 - **Partnering with local communities and large / small businesses**
 - **Subcontracting 60%-70% of work, supplies and materials locally**



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BUSINESS OPPORTUNITIES

LOCAL (LARGE AND SMALL) BUSINESS PARTICIPATION

Project Planning

- Land Development
- Building Surveys
- Environmental Assessments
- Professional Planning and Design Services

Project

Implementation

- Construction
- Property Management
- Land Surveys
- Building Surveys
- Building / Infrastructure

Maintenance

Involvement in 50-year, multi-\$B project:

- Construction Trades	- Service Providers
- Material Suppliers	- Landscaping
- Information Technology	- Legal
- Advertising / Promotion	- Asset Management



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BUSINESS OPPORTUNITIES -- OUR PARTNERS

Fort Carson, CO

GMH Military Housing, LLC

**Rick Taylor, 10 Campus Boulevard
Newtown Square, PA 19073
Phone: 610.355.8000, Fax: 610.356.9154
Website: www.gmh军事住房.com**

Fort Lewis, WA

**EQR Residential, Mike Bissell (EQR)
P.O. Box 443, Dupont, WA 98327
Phone: 253.966.8264, Fax: 253.966.8209
Email: mbissell@eqrworld.com
Website: www.eqr.com**

Fort Bragg, NC

**Picerne Real Estate Group, Vic Cohut
P.O. Box 71929, Ft. Bragg, NC 28307
Phone: 910.764.4518, Email: vcohut@picerner.com
Website: www.picerne.com**

Fort Hood, TX

**Actus Lend Lease (ALL), Ed Viega
1001 761st Tank Battalion Ave. Rm
6101
Killen, TX 76544
Phone: 254.533.0481, Fax:
254.533.0490
Email: ed.viega@actuslendlease.com
Website: www.lendleaseactus.com**

Fort Meade, MD

**Picerne Real Estate Group
Charles Debelius, 4463 Leonard Wood
Ave
Fort Meade, MD 20755
Phone: 410.672.4570, Fax:
410.672.8013
Email: cdebelius@picerner.com
Website: www.picerne.com**



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BUSINESS OPPORTUNITIES -- OUR PARTNERS

Pres of Monterey / Naval PS, CA

Clark Pinnacle Family Communities, LLC
Francis J. Coen, 2 Bethesda Metro Center
Bethesda, MD 20814, Phone: 240.497.6736

Email: Fcoen@clarkrealty.com
Website: www.clarkrealty.com

Fort Campbell, KY

Actus Lend Lease (ALL), Tom Skrodzki

287 Stone Crossing Dr, Clarksville, TN 37042

Phone: 931.906.7070, Fax: 931.906.1923

Website: www.lendleaseactus.com

Fort Irwin / Moffett / Parks RFTA, CA

Clark Pinnacle Family Communities, LLC

Christopher Guidi, 2 Bethesda Metro Center

Bethesda, MD 20814, Phone: 240.497.6738

Email: CGuid@clarkrealty.com, Website:
www.clarkrealty.com

Fort Stewart / Hunter AAF, GA

GMH Military Housing, LLC
(Same as Fort Carson)

Fort Belvoir, VA RCI Project

Clark Pinnacle Family Comm, LLC
(Same as Fort Irwin)

Forts Eustis / Story, VA

GMH Military Housing, LLC
(Same as Forts Carson / Stewart)

Fort Hamilton, NY

GMH Military Housing, LLC

(Same as Forts Carson / Stewart / Eustis / Story)



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BUSINESS OPPORTUNITIES -- OUR PARTNERS

Fort Polk, LA

Picerne Real Estate Group, Mike

DeLarosa

**75 Lambert Lind Hwy, Warwick, RI
02886**

**Phone: 401.732.3700, Fax: 401-732-
6452**

Email: mdelarosa@picerner.com

Website: www.picerne.com

Hawaii RCI Project

Actus Lend Lease, LLC

455 Devlin Road, P.O. Box 3570

Napa, California 94558-0556

Phone: 707-252-7511

Fax: 707-252-8512

Website: www.actuslendlease.com

Fort Drum, NY

Walter R. AMC, DC / Ft Detrick, MD

**GMH Military Housing, LLC
(Same as Forts Carson / Stewart /
Eustis / Story / Hamilton)**

Fort Leonard Wood, MO

**American Eagle Communities Midwest,
LLC**

**Ms. Kathryn G. Thompson, Managing
Dir**

**10455 N. Central Expressway Suite
109-332 ;**

Dallas, TX 75231

Tel 972-272-3676

Fax 972-272-3677



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ASSESSMENT OF RCI TO DATE

- **Fixes family housing in U.S.**
- **Obtains private expertise / capital to solve housing problems**
- **Shifts focus from "Houses" to "Quality Residential Communities"**
- **Streamlines procurement process**
- **Shows positive results at 1st 23 installations (17 projects)**
- **Assures long-term sustainment of adequate housing**
- **Allows for more local (large and small) business participation**
- **Increases well-being of ~71,000 Soldiers and their families**
- **Protects our interests with a Portfolio / Asset Management Program**



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OUR MILITARY

PROTECTING THE AMERICAN DREAM

RCI ALLOWS THE MILITARY FAMILY TO LIVE THAT DREAM



Visit Our Web Site at <http://rci.army.mil>